



23 Boobialla Drive, Swan Hill

A Statement of Space, Style and Security in a Premier Tower Hill Position

From its elevated position at the top of a wide, quiet street, this contemporary residence immediately conveys a sense of space, quality and calm. Set on an exceptional 944sqm allotment — one of the largest in Tower Hill — the home offers a rare blend of refined family living and long-term investment security.

Opposite a fully maintained local park and only 400 metres from Swan Hill's most expansive regional playground, this is a sensational family-centric location with commanding views atop Tower Hill.

Step through the double front doors and into a wide, welcoming entry foyer, where the scale and thoughtful design of the home become instantly apparent. From here, the layout flows effortlessly, with multiple living zones providing flexibility for families to gather, relax or retreat.

At the heart of the home sits a beautifully appointed kitchen, designed with both style and function in mind. Electric appliances and a walk-in butler's pantry keep the main space sleek and uncluttered, making it equally suited to everyday family life and entertaining on a larger scale. Overlooking the main living area, this central hub connects seamlessly to the outdoors.

3 2 3

FOR SALE
\$769,000 - PRICE REDUCED

AGENTS

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.



Accommodation is well-zoned, with three generous bedrooms, including a master suite with its own ensuite and side-by-side walk in robe, while a second bathroom, separate living area and study nook ensure space for growing families, guests or working from home. Throughout the home, ducted reverse-cycle air conditioning provides year-round comfort.

The transition from indoors to outdoors is where this home truly shines. Sliding doors open to a large undercover alfresco area with decking, ceiling fan and outdoor roller blind, ideal for relaxed entertaining in any season. This space extends further to an open patio, where established ornamental grape vines create a private, leafy backdrop — perfect for family celebrations or quiet evenings at home.

Beyond, the fully fenced garden offers exceptional space for children and pets to play, enhanced by rear access via double gates for added convenience. The expansive grounds are complemented by irrigated lawns and gardens, ensuring the outdoor spaces remain lush and low-maintenance.

Practicality hasn't been overlooked, with ample parking and storage provided by a double garage, an 8 x 5m shed and two driveways, accommodating multiple vehicles, trailers or caravans with ease. Only four years old and still under builder's warranty, the home is available with vacant possession for owner occupation in a premium, family-friendly location.

A home of scale, comfort and understated luxury, this is an opportunity to secure a property that delivers beautifully on lifestyle today and will perform strongly for years to come.

MORE DETAILS

Property ID	JJMFCF
Property Type	House
Land Area	944 m2
Including	Study
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Solar Hot Water

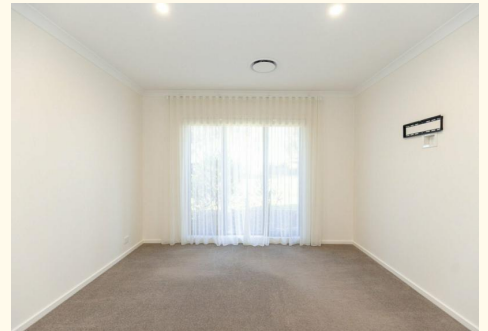
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